

Madison Green Master Association  
Board of Directors Meeting  
Minutes  
July 27, 2011

Jeff Hmara, President, called the meeting to order at 6:30 pm

Officers and Directors present: Bernie Holmstock, Vice President; Joe Gall, Secretary; David Schenkelberg, Treasurer; Ross Shillingford, Frank Mastrocco, Eileen Feiertag, Directors. Dianne Gasc, Assistant Property Manager. Quorum was established. Proper notice was given.

Motion by Eileen Feiertag to waive reading of June 29<sup>th</sup> minutes and to approve said minutes as written. 2<sup>nd</sup> by Bernie Holmstock.

Motion Carries: 7-0 vote.

## Reports

### President's Message:

See attached report

### Sheriff's Report:

None

### Treasurer's Report:

See Attached

Slow progress with the collection attorney again.

### Committee Reports:

Landscape Committee Report

Ross Shillingford

The tree trimming with Jason's Arborcare is about finished. An inspection needs to be done prior to payment.

Erosion behind the Clubhouse issue: Lake levels are up because of all the recent rain. Repair is not needed at this time.

The Okeechobee berm project: The Committee gathered 3 bids to fence in the 1400 feet along the berm from the canal to where the berm ends before the Wyndham lake. The board decided to table the fence idea until budget time. See attached.

We are still having a problem with people jumping the fence at the basketball court.

Eileen Feiertag made a motion for High Standards to install 3 gal. Bougainvillea along the basketball fence for \$2118 and to make repairs to the Crestwood Boulevard landscaping – to include: replacement of bougainvillea in the damaged area in the median of Crestwood Blvd.; sod in open areas by Royal Estates; and remove sun damaged Zanadue by Royal Estates for \$845 for a total of \$2963. Joe Gall 2<sup>nd</sup>.

Motion carries: 7-0 vote

Landscape Committee made the recommendation for replacement of the large number of Queen Palms that have died over the last couple of years. The recommendation was tabled pending the Board's request for additional information on specific locations for the proposed replanting and funding concerns.

Palm Beach Aquatics was witnessed manually scooping muck out a few lakes. Need to find out if they plan on doing all the lakes.

### Activities Committee

Bernie Holmstock reported that he is looking for instructors that are licensed and insured. The people that prepaid for classes should be issued refunds. Movie night will be suspended when school starts. The July 4<sup>th</sup> party was a success. All food was distributed without loss. Wine tasting was again a success. Thanks to Steve Feiertag for his help with the event.

Joe Gall made a motion to ratify the purchase of 10 new umbrellas and stands for a total price of \$2500 from Leaders Furniture. Eileen Feiertag 2<sup>nd</sup>.

Motion Carries: 7-0 vote

#### Lanai Committee

Joe Gall reported that the Lanai project will begin next week. We can proceed with the windows until the architectural drawings are completed as a requirement for the heat load calculations for the accurate quote for the A/C companies. Joe Gall made it abundantly clear that P & M and the window company work independently from the A/C company and the project can finally begin with the A/C work to follow later.

#### Operational Procedures

Beginning August 1<sup>st</sup> everyone that enters the Clubhouse must show a valid ID. That includes residents without their resident card, spouses, guests, etc.

There will be a new Staff Operation hire because of our current staff cutting hours due to school.

#### ARC Committee:

Pure White color scheme with white trim.

Eileen Feiertag made a motion to add 3 (see attached) color schemes to the pure white color scheme. Bernie Holmstock 2<sup>nd</sup>.

Motion Carries: 6-1 vote. David Schenkelberg opposed.

Eileen Feiertag reported that all of the color charts have been updated. All colors are in sync. They have been emailed to the management companies, posted on the website and emailed to the village leaders.

#### Privilege Suspension Committee

Meet on July 12<sup>th</sup>. 23 homeowners were on the list. No homeowners attended. All were suspended.

#### **Unfinished Business:**

Business use of the Clubhouse.

Eileen Feiertag made a motion to approve the proposal as written (Motion made: "To allow Homeowners and approved Renters use of the Clubhouse for personal/business purposes without incurring an expense, with the exception of the rental of the Lanai for a private party. As examples, the above includes bringing in tennis instructors, swim instructors, personal trainers, etc. The Homeowner or approved Renter may also use either of the small meeting rooms and main lobby, subject to availability." The following are the regulations for Clubhouse use by Homeowners and approved Renters: 1. A Homeowner or an approved Renter may bring in a personal instructor/trainer as long as the Homeowner/approved Renter has provided the Madison Green Master Association proof of their own liability insurance (homeowners insurance or renters insurance) and sign a "hold harmless" form provided to them by MGMA. The Homeowner must provide proof of their Homeowner's coverage which shows a minimum of \$300,000 in liability coverage and the approved Renter must provide proof of Renter's insurance which shows a minimum of \$100,000 in liability coverage. If the Homeowner or the approved Renter does not provide the MGMA with both of these items, they may not bring in instructors/trainers, and not conduct business on the Clubhouse premises. The Homeowner or approved Renter must be present at all times during the sessions. 2. Homeowners or approved Renters may use either of the small meeting rooms, as well as the main lobby room to conduct business. If they are using the room only by themselves, no additional requirements need to be met. If they are using the rooms to conduct business with another person(s), then they must provide the Madison Green Master Association with the same two items as described above. If the Homeowner or the approved Renter does not provide the MGMA with both of these items, they may not conduct business in the Clubhouse. The Homeowner or approved Renter must be present at all times.) to begin September 1<sup>st</sup>. Bernie Holmstock 2<sup>nd</sup>.

Motion Carries: 5-1 vote. Frank Mastrocco opposed. Eileen Feiertag abstained.

#### **New Business:**

Tennis Court – Basketball light replacement.

Bernie Holmstock made a motion to fix the current outage immediately and to set a policy to have the bulbs changed when more than one bulb on a single court goes out. Joe Gall 2<sup>nd</sup>.

Motion Carries: 6-1 David Schenkelberg opposed.

Elliptical machine in gym needs repair/replacement: no proposals are ready.

Kid's playground is in need of cleaning and repair. No proposals are ready.

Cart path pedestrian sign. We received a letter from an attorney representing Palm Estates. Not a master issue? Golf course responsible?

Joe Gall made a motion to accept the proposal by Tropical Awning to repair/replace damaged posts on the tennis court awning for \$1150. Seconded by Eileen Feiertag.

Motion carries: 7-0 vote

Clause to add ethical issue on existing and future contracts for penalty clause for giving board members monetary compensation or discounts. Tabled

**Open Forum:**

Homeowner has a daughter that lives in Palm Beach County and wants to let them use our facilities whenever they want. Board not in favor of this as it violates our guest policy.

Need policy for sharing meeting rooms with other villages.

Meeting Adjourned 9:42 pm

Secretary

Joe Gall